



LINE	BEARING	DISTANCE
L1	S 33°42'54" E	463.77'

SYMBOL LEGEND

- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- WIRE FENCE
- ELECTRIC PEDESTAL
- FOUND SURVEY MONUMENT
- POWER POLE (PP)
- SET SURVEY MONUMENT
- TELEPHONE PEDESTAL (TP)

I. & G. N. RR. CO. SURVEY
SECTION NO. 1751
ABSTRACT NO. 481

REMAINDER OF
HAWTHORNE LAND, LLC
CALLED 243.717 ACRES
INSTRUMENT NO. 247387
O.P.R.A.C.T.

TRACT 8
11.000 ACRES

PORTION OF
HAWTHORNE LAND, LLC
CALLED 243.717 ACRES
INSTRUMENT NO. 247387
O.P.R.A.C.T.

COUNTY ROAD 321
L1

REMAINDER OF
COLBY RYAN MANGUM AND
TERESSA MARIE MANGUM
CALLED 116.42 ACRES
INSTRUMENT No. 218969
O.P.R.A.C.T.

REMAINDER OF
HAWTHORNE LAND, LLC
CALLED 243.717 ACRES
INSTRUMENT NO. 247387
O.P.R.A.C.T.

REMAINDER OF
HAWTHORNE LAND, LLC
CALLED 243.717 ACRES
INSTRUMENT NO. 247387
O.P.R.A.C.T.

ALFRED C. RUDOLPH AND
VALDA HAVERLAH RUDOLPH
CALLED 92.83 ACRES
VOL. 338, PG. 65
D.R.A.C.T.

BOUNDARY SURVEY

BEING AN 11.000 ACRE TRACT OF LAND SITUATED IN THE I. & G. N. RR. CO. SURVEY, ABSTRACT NUMBER 482, ATASCOSA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 243.717 ACRE TRACT, DESCRIBED IN INSTRUMENT TO HAWTHORNE LAND, LLC., RECORDED UNDER INSTRUMENT NUMBER 247387, OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS (O.P.R.A.C.T.), SAID 11.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48013C0325C, HAVING AN EFFECTIVE DATE OF 11-04-2010.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, U.S. SURVEY FEET.

CLIENTLIBERATION RANCHES
ADDRESS.....COUNTY ROAD 321, JOURDANTON, TX. 78026
SURVEY.....I. & G. N. RR. CO. SURVEY SECTION NO. 1753, A - 482
SUBJECT.....11.000 ACRES
COUNTY.....ATASCOSA

TEXAS PROFESSIONAL
SURVEYING

3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

PROJECT	38365_TRACT 8
FIELD DATE	03-08-2025
DRAWN BY	CSP
CHECKED BY	MLS / MJS
FIELD CREW	GG
REV 1	-
REV 2	-
REV 3	-
REV 4	-



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921